SECTION I - WATERFRONT REVITALIZATION AREA BOUNDARY

The waterfront revitalization area of the unincorporated area of the Town of
Smithtown extends a distance of approximately 7 miles from the Huntington town
line on the west, to the Nissequogue village line on the east (Nissequogue is
an incorporated village within the Town of Smithtown), and also includes some
Town-owned areas within the incorporated Villages of Nissequogue and Head of
the Harbor. The coastal area includes the shoreline along the Long Island
Sound, as well as the Nissequogue River and Stony Brook Harbor which are
estuaries leading into the sound.

The following is a metes and bounds description of the waterfront
revitalization area.

Beginning at the intersection of the shoreline and the boundary line of the
Town of Huntington and the Town of Smithtown, proceeding south along said
boundary to its intersection with State Route 25A proceeding east along State
Route 25A to a driveway on the south side of said route near the intersection
of said route with Sunken Meadow Road, south along the said driveway to its
intersection with Sunken Meadow Road east along Sunken Meadow Road to its
intersection with Sunken Meadow State Park south, west, south, east, north,
east, south, east, and north along boundaries of said park to include the land
shown on the Suffolk County Tax Map for District 0800, Section 003, Block 1,
Lot 2 east along Sunken Meadow Road to its intersection with Old Dock Road
west along Old Dock Road to its intersection on the north side of said road
with the boundary of the Kings Park Psychiatric Center north, west, south,
east, and north along boundaries of said Psychiatric Center to include the
land shown on the Suffolk County Tax Map for District 0800, Section 009, Block
1, Lots 3 & 4; east along St. Johnland Road to its intersection east and
southeast along St. Johnland Road to its intersection with Squire Lane; south
along Squire Lane to its intersection with Bowman Lane; southwest along Bowman
Lane to its intersection with Midvale Drive; southeast along Midvale Drive to
its intersection with Knight Lane southwest along Knight Lane to its
intersection with Armor Court; southeast along Armor Court to its intersection
with Boxwood Drive; southeast along Boxwood Drive to a point one-half mile
measured horizontally from the nearest bank of the Nissequogue River; east
along said one-half mile line to its intersection with Juniper Road; northeast
along Juniper Road to its intersection with Landing Road; east along Landing
Road for a distance of approximately 700 feet to a point at the eastern
boundary of Kings Park Central School District No. 5; south along said
district boundary for a distance of approximately 1,000 feet to a point along
the northern property line of lands shown on the Suffolk County Tax Map for
District 0800 as Section 035, Block 1, Lots 2, 3, and 4; east along said Lots
2, 3 and 4 to the northwestern property line of the Town of Smithtown Park;
south and east along said Town Park to its intersection with Landing Avenue;
south along Landing Avenue for a distance of approximately 900 feet to a point
one-half mile measured horizontally from the nearest bank of the Nissequogue
River; southeast along said one-half mile line to a point where it intersects
with Landing Meadow Road; east and south along Landing Meadow Road to its
intersection with Landing Avenue; southeast along Landing Avenue to its
intersection with Eckernkamp Drive; west along Eckernkamp Drive to its
intersection with Ursular Court; northwest and southwest along Ursular Court
to its intersection with Stengel Place; southeast along Stengel Place to its

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intersection with Eckernkamp Drive; west along Eckernkamp Drive to its intersection with the eastern property line of lands shown on the Suffolk County Tax Maps for District 0800 as Section 072, Block 1, Lot 4; northwest along said property line for a distance of approximately 300 feet to a point one-half mile measured horizontally from the nearest bank of the Nissequogue River; southwest along said one-half mile line to its intersection with the Metropolitan Train Authority right-of-way; southeast along said right-of-way a distance of approximately 300 feet to a point at the northern property line of lands shown on the Suffolk County Tax Maps for District 0800 as Section 072, Block 2, Lot 2; southwest along said property line to its intersection with Meadow Road; southeast along Meadow Road to its intersection with Ridge Road west along Ridge Road (also known as Gardiners Road) to a point where the road turns sharply to the north from said point west, south, west, south, and northeast along the boundary lines of Caleb Smith State Park to include the land shown on the Suffolk County Tax Map for District 0800, Section 72, Block 3, Lot 27 and Section 99, Block 1, Lot 25 and Section 100, Block 1, Lot 1 from said point along the east boundaries of a Town park as shown on the Suffolk County Tax Map for District 0800, Section 100, Block 1, Lot 2, to the intersection of said park with Mill Dam Road the south along Mill Dam Road to its intersection with New Mill Road northeast along New Mill Road to its intersection with Brooksite Drive and Edgewood Avenue north along Edgewood Avenue to its intersection with State Route 25/25A (Main Street); east along State Route 25/25A to its intersection with Elliot Place; north along Elliott Place to its intersection with Atterbury Drive; east and north along Atterbury Drive to its intersection with Landing Avenue; north along Landing Avenue to its intersection with Edgewood Avenue; northeast along Edgewood Avenue to its intersection with Nissequogue River Road; south along Nissequogue River Road to its intersection with Glamore Court; northeast along Glamore Court to its intersection with a point one-half mile measured horizontally from the nearest bank of the Nissequogue River; north along said one-half mile line to its intersection with Edgewood Avenue; southwest along Edgewood Avenue to its intersection with Twist Hill Road; north along Twist Hill Road to its intersection with the southern property line of the Town of Smithtown Park; east, north, west and north along said Town Park to a point one-half mile measured horizontally from the nearest bank of the Nissequogue River; north along said one-half mile line to its intersection with the northern property line of the Town of Smithtown Park; west and north along said Town Park to a point one-half mile measured horizontally from the nearest bank of the Nissequogue River; north along said one-half mile line to its intersection with High Woods Road; west along High Woods Road to its intersection with Mill Road. Southwest along the municipal boundary of the Town of Smithtown and the Village of Nissequogue to the mean high water mark on the east bank of the Nissequogue River. Proceed north along the mean high water mark of the east bank of the Nissequogue River to a point where the Town of Smithtown Town Park of Short Beach meets the mean high water mark of the Nissequogue River. Proceed north from said point along the boundary between the Town of Smithtown Town Park of Short Beach and the incorporated Village of Nissequogue to a point on the shoreline of Smithtown Bay. Proceed east from said point along the mean high water mark of Smithtown Bay approximately 12,000' to the boundary line of the Town of Smithtown Town Park of Long Beach and the incorporated Village of Nissequogue. Proceed south along said line to a point

on the mean high water mark of Stony Brook Harbor. Proceed south, east, north along the mean high water mark of Stony Brook Harbor to a point where the Town of Smithtown meets the Town of Brookhaven. NOTE: Excluded is the east end of Long Beach which is part of the Incorporated Village of Nissequogue.

See Map 1 for a graphic display of the waterfront area.